

PLANNING AND ZONING COMMISSION
Monday, April 12, 2010 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold and Mr. Vasko. Mr. Vasko made a motion to excuse Ms. Solomon. Dr. Konold seconded the motion.

VOTE: AYES: Abbott, Christensen, Graber, Konold, Knowlton and Vasko
 NAYS:
 Motion Carried.

Approval of Minutes

Mr. Knowlton made a motion to approve the minutes of the March 8, 2010 regular Commission meeting. Dr. Konold seconded the motion.

VOTE: AYES: Abbott, Christensen, Graber, Konold, Knowlton and Vasko
 NAYS:
 Motion Carried.

Public Comment - None.

Public Hearing

Item 1. Zoning Amendment #ZA-10-02 Property Owner is Waterloo Crossing Limited and the Applicant Randall Woodings of Kontogiannis and Associates for Fairfield Homes Inc., for property parcel number 184-003083, 1.9 acres located on the south side of West Waterloo Street, west of Winchester-Cemetery road, are requesting a rezoning of the property from General Commercial (GC) to Planned Residential District (PRD) including a Preliminary Development Plan for a 50 unit senior housing development. Chris Strayer, Development Director, gave the staff report. Mr. Bob Shepherd with Kontogiannis and Associates, Chris Collins and Ruth Setts with Fairfield Homes, were present to answer questions from the Commission

Dr. Konold asked about the current Streetscape Plan for Waterloo and thought that the parking was to be to the rear of the building. Mr. Strayer stated that technically it is behind the building, but because of the angle of the lot it doesn't appear to be.

Mr. Shepherd addressed the Commission about the parking and stated that the walking distance needs to be kept down for the residents. He also spoke about the Ohio Housing Credit and time lines for this project.

Ms. Collins stated that the tax credits were used for funding and the credits go to the funders for investing in the project.

Mr. Strayer stated that there is a lot of concern about this being a HUD project. And asked Ms. Collins to explain a little more.

Ms. Collins stated that this is not a HUD or world development project. They have regulations that come with it when you sign on to get funding. This is not subsidized all applicants are screened and must qualify to live there, there are income guidelines. She also stated that the average of a resident is seventy-six, although the minimum age is fifty-five. They do have process in place if someone under, say a grandchild is there.

The question came up about residents having others move in with them, be it children or grandchildren.

Mrs. Setts reiterated that the residents must be fifty-five or older. They are allowed to have visitors for a set amount of time, usually no more than a week. If the visitors are there longer then a letter goes out to the resident that either the person under fifty-five leaves or they both must go.

Mr. Strayer also asked the applicants to discuss and traffic issues. Ms. Setts stated that at the current project in Lancaster of about the same size there are 25 vehicles there that come and go as they please.

Dr. Konold asked if the Davis paint site was looked at as a possibility. Mr. Strayer stated the Village Council came up with six sites for them to look at and that was not one of the sites. This current site was Council's first choice of location.

Mr. Christensen opened the public hearing.

Randy Tucker, HOA Board president, Charleston lakes, 6649 Lakeview Circle, asked the Commission to please consider a few requests from them if they are forced to allow this building. His first concern was that they were not invited to a meeting to discuss the project before it started. He has concerns with the density and requests that it only be two stories instead of three. He also asked that mature trees be put in along the property line so they do not have to wait for there to be screening. He asked that the extra parkign not be put in if possible. Mr. tucker also questioned the storm water pond, since it must be wet and would like to know who is going to enforce it. Lastly he has concerns about the traffic. There are currently several drives all coming out very close together and it is already difficult to pull out onto Waterloo Street. In summary he asked that this be tabled so that they may have some input.

Mr. Wynkoop asked Mr. Tucker what he believed the residents of Charleston Lakes would like to see in this location. Mr. Tucker stated that they would like one story office buildings.

Don Corbett, 6787 Lakeview Circle, stated that he lives along the tree line. He is confused with the terminology and believes that money is coming for the federal government and they will be told exactly how to run the property. He believes it will be low income "we know what low income brings". He would like to know who will be policing the visitors are only there for a week. He proceeded to review in detail the background of all the directors of company building the project and how they are all related in their past to HUD or Section 8 housing programs. He believes this is a "High rise" and out of place for Canal Winchester.

John Petrie, 6545 Steen Street, voiced his concerns about the elderly not be allowed to have pets and even if they are who is going to keep up on the sanitation of these animals.

Mary Lynn Bardocz, 6844 Lakeview Circle, asked that the Commission walk through the property. A three story building with the third floor looking down onto their one story condos concerns her. She is also concerned about the pond/drainage issues and possible mosquito problems if it is not taken care of. Stated that the landscaping should be mature trees and plantings not something that will mature in ten years. She questioned why the project was getting "squished" onto this site. They as neighboring property owners will have to deal with the dust and cleanup on their side of the fence.

Ruben Peterson, lives in Cherry Landing, does not believe that a three story facility fits in. A two story would fit better. He also stated that he does not believe that the corner can handle all of the traffic.

Chuck Bardocz, 6844 Lakeview Circle, asked that the Commission table this application . He never received a notice about this meeting and would like consideration since they were there first.

Mr. Vasko made a motion to close the public hearing. Mr. Knowlton seconded the motion.

VOTE: AYES: Abbott, Christensen, Graber, Konold, Knowlton and Vasko
 NAYS:
 Motion Carried.

Mr. Shepherd stated that a fair amount of the information that was put out is incorrect and insulted him. The facilities are controlled and they are very well taken care of. It is a very quiet facility and they also built David's way, another facility here in Canal Winchester, that United Church Homes is managing.

Ms. Setts stated that she appreciates that these people went to the website to do some research. The company does own a lot of different properties and it is good to have the variety of knowledgeable people to ask questions to. She also stated that all residents have reference checks and every six months they do inspections of the units. They may have an onsite manager. They have created it as a three story building so that they can have a lot more common areas for the residents to use and have activities.

Mr. Vasko asked what factors tell if there will be a resident manager. Mr. Shepherd stated that there is no way to say for sure yes or no if there will be one.

Dr. Konold inquired about the possibilities of it being a two story building.

Mr. Strayer stated that according to zoning a three story building is allowed. The maximum height is thirty-five feet and this building is thirty-four feet in height.

Mr. Knowlton asked if a forty unit building was viable at the other location why not just keep it at forty units.

Ms. Collins stated that this is a more visible location and the land cost more so they need to recoup the costs.

Ms. Collins also said that using tax credits to rehab HUD projects. It is not HUD money. We are going to own it, rent it and manage it.

Ms. Collins asked if Mr. Strayer if he had any answers to some of the concerns brought up tonight. Mr. Strayer said that the wet pond will be handled at Tech review and it will have a fountain, it is required, so it will be circulating to prevent a breeding ground for mosquitos. The building will be built according to the plans. That is handled by our construction Services department. This is a recommendation to Council. They can request more information. As far as the traffic concerns, this type of facility would have a low amount of traffic, less than a development like Charleston lake.

Mr. Knowlton asked the architect to elaborate on the windows not directly facing the condominiums. Mr. Shepherd said that all the windows are at a 45degree angle, not directly facing them.

Mr. Vasko asked if the peak was thirty-four feet tall and he also questioned the elevations and roof pitch. They continued with a discussion that the rendering is probably not accurate.

Mr. Graber allowed a question from the public.

Mr. Bardocz asked about the roof line and if the back of the building is flat. The answer was a peak roof with a flat back.

Mr. Vasko stated his concern with the fact that the square footage requirements that were recently passed are not being met.

Mr. Knowlton made a motion to recommend applications #ZA-10-02 and PDP-10-01 to Council. Ms. Graber seconded the motion.

VOTE: AYES:
 NAYS: Abbott, Christensen, Graber, Konold, Knowlton and Vasko
 Motion Carried.

Mr. Christensen called a recess to allow the room to clear. Time out at 8:45 pm.
Mr. Christensen called time in at 8:50 pm.

Pending Items

1. Approval of the Streetscape Plan for West Waterloo Street from Winchester Boulevard to Winchester-Cemetery Road. Mr. Strayer reviewed the changes that were made to the Plan from the last meetings notes.

Mr. Graber asked if it was possible along Waterloo Street to widen the sidewalk and place the street trees between the sidewalk and road. The sidewalk is too close to the road.

The Commission continued with how that could possibly work. The conclusion is that it would not work.

Mr. Vasko made a motion to approve as presented the Streetscape Plan for West Waterloo Street. Mr. Abbott seconded the motion.

VOTE: AYES: Abbott, Christensen, Graber, Konold, Knowlton and Vasko
 NAYS:
 Motion Carried.

Planning and Zoning Administrator's Report

Mr. Strayer gave the Staff report stating that he would be the interim Planning and Zoning Administrator. Andrew is on paternity leave and will take a more visible roll and taking on more responsibility

Adjournment

Mr. Vasko made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Mr. Graber seconded the motion.

VOTE: AYES: Abbott, Christensen, Graber, Knowlton, Konold and Vasko
 NAYS:
 Motion Carried.

Time Out: 9:02 p.m.

Date _____

Bill Christensen, Chairman

Jeff Graber, Secretary

NOTE: The minutes set forth herein are an extract of the Planning and Zoning Commission meeting. Anyone desiring a transcript of the complete minutes of the Planning and Zoning Commission meeting may obtain the same at a cost of \$10.00 per page.